

Peter David

Properties Ltd

Residential Sales and Lettings



21 Edward Street

Brighouse, HD6 2BD

Price Guide £55,000



21 Edward Street

Waring Green, Brighouse, HD6 2BD

Price Guide £55,000



Ideally located close to local amenities and transport links and within walking distance of Brighouse town centre, this two bedroom Through Terrace offers great value for money.

Description

The property comprises of an entrance hall, living room, kitchen, cellar, two bedrooms and a three piece bathroom suite with an over bath shower. There is also a small rear yard.

Information from The Auction Company

Please note that all marketing including property description and imagery has been provided by the introducing agent. The Auction Company strongly recommends interested parties arrange an in-person viewing (strictly by appointment only) to fully appreciate all the property has to offer and to satisfy your own requirements.

Method of Auction:

- This is a 'Timed Online' auction, meaning bidding takes place online.
- Visit The Auction Company website find the property details and the bidding method.
- How long the bidding process is open for, is clearly stated as is the closing date and end time.

Registering to bid:

- In order to bid on the property, you are required to register your details.
- You will be required to undertake identity checks as this is the law.

- You will be required to register your payment details. This is to ensure you have funds available to settle the Buyer's Premium and deposit.
- A hold/shadow will be placed on £1,000 for this.
- If you place a bid, it is deemed you have read, understood and agree to the Terms and Conditions of The Auction Company in their entirety.
- T&Cs, Buyers Terms and Special Auction Conditions are found on each property details. You must read these before bidding.

Auction type - Unconditional:

- If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end and complete with 28 days.
- The held amount of £1,000 will be deducted from your account and forms the Buyer's Premium minimum amount.
- You will be contacted within 24 hours to settle the deposit amount payable and any remaining Buyers Premium due.
- The Buyer's Premium is set at 4% + VAT (£5,000 + VAT minimum). This is non-refundable and does not constitute towards the cost of the property.
- The deposit amount is 10% of the sale price and will be collected within 24 hours of the close of auction.

Legal Pack:

- The legal pack is a set of documents that relate to the property and the sale of it.
- It is highly recommended that you download and consider the provided legal pack for the property you are interested in bidding on.
- It is also advisable that you seek legal advice regarding the content of the legal pack, to ensure

certainly before bidding.

- To download the legal pack, search for The Auction Company website and find the property of interest. There is a tab for 'legals' where you will find the documents. To download, you must create a free account with The Auction Passport.

- The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

Special Conditions of Sale:

- These conditions are not set by The Auction Company. They are conditions stipulated by the seller and are contractually binding.

- You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

Council Tax Band

A



Road Map



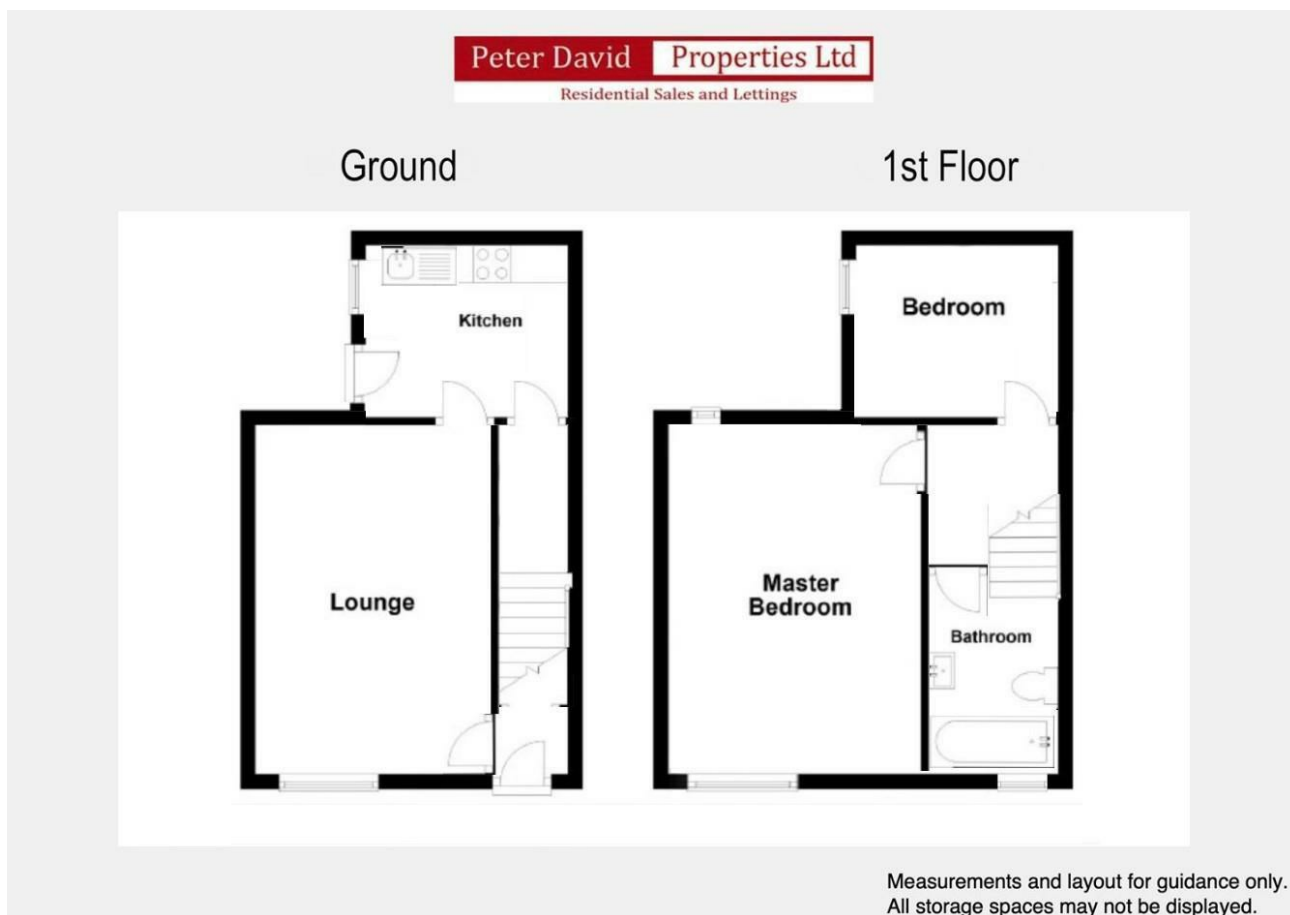
Hybrid Map



Terrain Map



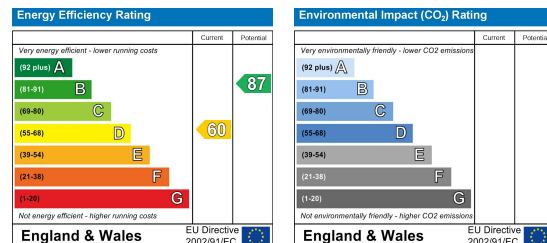
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract

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